

**RE/MAX**  
COMMERCIAL



**THE DEMARCO**  
REAL ESTATE GROUP



**FOR SALE:**  
**LIVE LOCAL ACT**  
**REDEVELOPMENT OPPORTUNITY**  
**BROWARD COUNTY, FLORIDA**

# FOR SALE:

# LIVE LOCAL ACT REDEVELOPMENT OPPORTUNITY IN BROWARD COUNTY

**PRICE: \$14,950,000**

## **PROPERTY OVERVIEW:**

This approved 11-story multifamily project is situated on an approximately 1.49-acre assemblage and features 192 planned residential units with a structured parking design and ground-floor retail component. The development includes a 6,568 square foot commercial space, residential lobby, multi-level parking structure, and an elevated amenity deck with pool, designed to support modern urban living. Qualified under the Live Local Act, the site allows for high-density residential development up to 140 feet. The property currently consists of existing improvements including an operating preschool, an assisted living facility, and a separate parking parcel, providing flexibility during the redevelopment process.

## **PROPERTY HIGHLIGHTS:**

- 1.49-Acre Three-Parcel Assemblage
- Multi-Level Structured Parking
- Approved Plans for 192 Multifamily Units
- Amenity Deck with Pool
- 11-Story Development (Up to 140' Height)
- Zoned FH-2 & Live Local Act Qualified
- 6,568 SF Ground-Floor Retail Component
- Existing Income-Producing Improvements
- Amenity Deck with Pool (School, Assisted Living & Parking Lot)

### **THE DEMARCO REAL ESTATE GROUP™**

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